

# City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: northwest corner of E. Hamilton Avenue and Leigh Avenue (2085 E HAMILTON AV)

Permit/Project No.: AD16-197 Issuance Date: 04/13/16

Prepped By: KTOOMIAN Closed By: CWORKOVE RSN: 1657655

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
<input checked="" type="checkbox"/> (DR) Development Review (207)	<input type="checkbox"/> (PR) Projects (207-02, 207-03, etc.)	<input type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans <input type="checkbox"/> ST Approved Storm-Water Ctrl Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input checked="" type="checkbox"/> (AD) Adjustments (207-12)	<input checked="" type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans <input type="checkbox"/> SW Approved Storm-Water Ctrl Plan <input type="checkbox"/> PK Parking Analysis
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs

**DEVELOPMENT PERMIT ADJUSTMENT**

**PROJECT FILE NO.:** AD16-197

**PERMIT TO BE ADJUSTED:** PD15-026/PDA15-026-01

**PROJECT DESCRIPTION:** Permit Adjustment for fire lane and tree removal of 4 Redwood Trees

**PROJECT LOCATION:** 2085 E HAMILTON AV

**A.P.N.(s):** 284-23-048

**ZONING:** A(PD) Planned Development

**GENERAL PLAN:** Industrial Park

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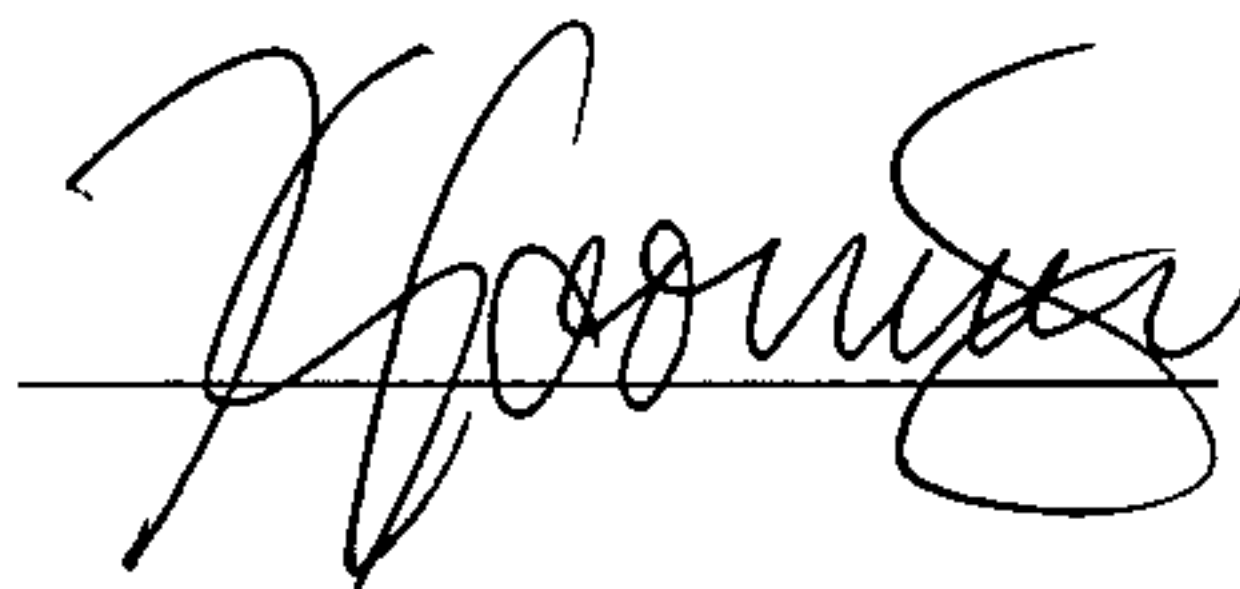
**ACTION:** Approved

**SUBJECT TO THE FOLLOWING CONDITIONS:** Approved per plans, only.

**Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code, including, but not limited to, use of property and off-street parking requirements.

**Plan Set:** ☒ Yes ☐ No

**Approved by: Kristinae Toomians Signature:**



**Action Date:** April 13, 2016

This permit sheet is only valid when accompanied by an original signature and when fastened to a stamped plan set, if applicable.

## PERMIT/MAJOR PERMIT ADJUSTMENT APPLICATION

TO BE COMPLETED BY PLANNING COUNTER STAFF			
FILE NUMBER <b>AD 16-197</b>		RECEIPT # _____	
PROPERTY LOCATION/ ADDRESS		DATE _____	
QUAD #	ZONING <b>A (PD)</b>	AMOUNT _____	
PD ZONING FILE #	PERMIT FILE# <b>PD15-026</b>	BY _____	
<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL			
TO BE COMPLETED BY THE APPLICANT (PLEASE PRINT OR TYPE)			
PROPERTY LOCATION/ ADDRESS <b>2025 <del>Hamilton</del> Hamilton Ave. San Jose CA 95125</b>			
ASSESSOR'S PARCEL NUMBER(S) (Attach Map) <b>284-23-48 &amp; 184-23-47</b>			
DESCRIPTION OF THE PROPOSED MINOR CHANGE (Approval is limited to description contained herein)* <b>Adjustment to PD15-026 for addition of fire lane as noted in aerial access variance.</b>			
DOES THE PROJECT INVOLVE HUD FEDERAL FUNDING/ASSISTANCE? <input type="checkbox"/> NO <input type="checkbox"/> YES Please indicate whether HUD Funding has been awarded, is proposed, or is anticipated, for the proposed project. If yes, indicate type of funding (i.e. CDBG Grant, HOME Investment Partnership Program, Section 108 Loan Guarantee, etc.), funding amount, whether awarded (if known) or application is pending, and fiscal year of award or application request.			
PLEASE NOTE: Projects involving 1) acquisition of real property involving a change of use, or 2) new construction require an Environmental Assessment (EA). Concurrent environmental review per the California Environmental Quality Act (CEQA) is also required. The obtainment of a qualified environmental consultant to provide documentation services (i.e. a combined Initial Study/ EA) is strongly required.			
SIGNATURE OF PROPERTY OWNER REQUIRED			
<b>Check One:</b> <input type="checkbox"/> I hereby certify that a Homeowner's Association/Architectural Review Committee does exist and have reviewed this project. Please include a copy of their letter and comments with the application. <input checked="" type="checkbox"/> I hereby certify that a Homeowner's Association does not exist to comment on the requested change to my property.			
PRINT NAME OF PROPERTY OWNER		DAYTIME TELEPHONE # (      )	
ADDRESS <b>see attached</b>		CITY	STATE      ZIP CODE
REQUIRED SIGNATURE OF PROPERTY OWNER (see page 2)		DATE	

\* Proposals that include changes to existing wireless facilities or new facilities require a submittal of a completed Environmental Exemption form or documentation of approved Environmental Clearance for the proposed project at application appointment.

Please submit this application to the Planning Permit Center, 1<sup>st</sup> floor of City Hall. The Planning Permit Center Counter hours are posted on our website at <http://www.sanjoseca.gov/planning/> . For assistance, call (408) 535-3555.



## PERMIT ADJUSTMENT APPLICATION

## CONTACT PERSON

PRINT NAME/COMPANY

Geusler - Nico Steiner

ADDRESS

225 W. Santa Clara #1100

CITY

San Jose

STATE

CA

ZIP CODE

95113

PHONE #

(408) 885-8177

FAX #

( )

E-MAIL ADDRESS

nico\_steiner@geusler.com

Please complete the FRONT Sheet of this application and provide the following.  
INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

**FILING FEE:**

\$314\* - Checks are made payable to the "City of San Jose".

\$749\* for Major Adjustment.

\$623\* for each adjustment after the 1st to process simultaneously

\$156\* per hour for consultation regarding review of a proposal prior to filing the application.

*\*includes the General Plan Update fee*



**PROPERTY OWNER SIGNATURE.** Can be submitted as original wet signature, faxed copy signature or electronic signature or only the property owner or representative who has Power of Attorney (POA) can sign this application. A copy of the POA must be submitted with this application.



**ASSESSOR'S PARCEL MAP** marked with the project location.



**PHOTOGRAPHS** of existing building or subject area.



**Four (4) COPIES** of the development plans. An Additional plan set is required if stormwater is required. The development plan should include:

- A **SITE PLAN\* DRAWN TO SCALE** showing the location of the proposed changes on the subject property, and
- A **DRAWING TO SCALE** of the proposed change (elevations, floor plans, construction, details, as appropriate).

\* A **Site Plan** should contain the following basic information:

- Dimensions of subject property, lot lines, and existing and proposed driveways.
- Streets adjoining the subject property.
- Existing and proposed buildings and structures, including proposed building removal.
- Dimensions of existing and proposed setbacks.
- Existing and proposed off-street parking, loading, landscape and circulation areas.

- Existing trees to be removed. Include circumference of tree at 2 feet above ground level as well as distances from existing and proposed structures and/or trees on the site.

- **Stormwater Control Plan:**

(A Stormwater Control Plan is required for all projects creating, replacing or expanding impervious surface by 10,000 square feet or more)

- Complete the Pervious and Impervious Surfaces Comparison Table located on page 4.
- All existing natural hydrologic features (depressions, names of watercourses, etc.) and significant natural resources.
- Specify soil type(s).
- Specify depth to groundwater.
- 100-year flood elevation.
- All existing and proposed topographic contours with drainage areas and sub areas delineated and arrows showing flow direction.
- Separate drainage areas depending on complexity of drainage network.
- For each drainage areas, specify types of impervious area (roof, plaza, sidewalk, streets, parking, etc) and area of each.
- Show location, size, and identification (including description), of Source Control Measures (SCMs) and Water Quality Treatment Control Measures (TCMs) such as swales, detention basins, infiltration trenches, etc.
- Details of all proposed water quality treatment control measures.
- Location, size and identification of proposed landscaping/plant material.
- Ensure consistency with Grading and Drainage Plan and Landscape Plan.
- Supplemental Report :
  - Calculations illustrating water quality treatment control measures meet numerical standards set forth in Post-Construction Urban Runoff Management Policy No. 6-29.
  - Name and location of receiving water body.
  - Identify pollutants and pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage,

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# AFFIDAVIT OF OWNERSHIP

## THE UNDERSIGNED HEREBY DECLARE THAT THE FOLLOWING IS TRUE AND CORRECT:

1. The undersigned are all the owners of all the property described in Exhibit A – Legal Description of Subject Property, or tenants of the entire subject site with a recorded lease and a term remaining of at least five years.
2. The development plans a part of this application show the exact location, size, and use of all easements on the subject site and all easements on surrounding properties benefiting the subject property.
3. If there are any existing or deactivated water wells on your property, they must be shown on your plans. The property which is the subject of this application:

☐ does contain existing active or deactivated water wells and they are shown on the plans accompanying this application

☒ does not contain existing active or deactivated water wells.

4. In conformance with Section 65962.5 of the California Government Code, and as owner(s) of the property reference below, I(we) hereby certify that i(we) have reviewed the list of Hazardous Waste and Substance Sites within the City of San Jose, as compiled by the State Office of Planning and Research. The property which is the subject of the above-referenced application is ☐ is not ☒ included on said list.

If included on the list, the listed item reads as follows:

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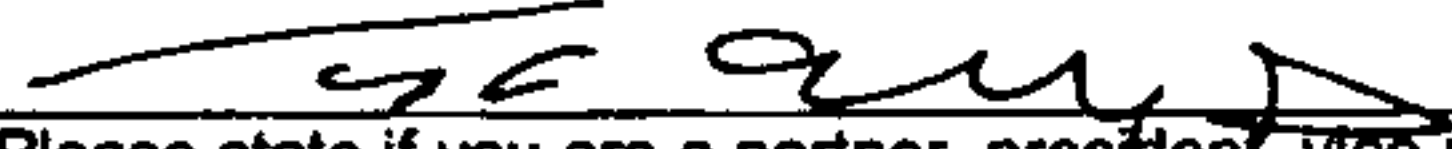
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## THE UNDERSIGNED HEREBY DECLARE THAT THEY UNDERSTAND THE FOLLOWING APPLIES TO THEIR PROJECT:

5. Notice to Applicants regarding effect of Wastewater treatment capacity on land development approvals. Part 2.75 of Chapter 15.12 of the San Jose Municipal Codes requires that an applicant acknowledge the effect of Wastewater treatment capacity on Land development approvals at the time of application. As owner(s) of the property subject to this development application, I(we) hereby acknowledge the requirements of the Municipal Code, as stated below, and understand that these requirements will apply to the development permit for which I(we) am(are) applying.

Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary

PRINT NAME OF PROPERTY OWNER Tom Edwards		DAYTIME TELEPHONE: (408) 376-2205	FAX TELEPHONE: ( )
ADDRESS 2085 Hamilton Avenue, San Jose CA 95125		CITY	STATE ZIP CODE
NAME OF FIRM, IF APPLICABLE eBay Inc.		TITLE OR OTHER OFFICIAL CAPACITY* Head of Construction	
SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY OWNER) 			DATE 02/09/2016

\*Please state if you are a partner, president, vice-president, etc.....

IF THERE ARE ADDITIONAL PROPERTY OWNERS, PLEASE USE THE FOLLOWING PAGE TO PROVIDE THE ABOVE INFORMATION.

This application is accepted by APPOINTMENT ONLY. To arrange an appointment, please visit the Planning Division's website: <http://www.sanjoseca.gov/index.aspx?nid=1725>. For assistance, call (408) 535-3555.